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STATE MS. - DESOTO CO.
FILED
JAN 27 11 23 AM '97**WARRANTY DEED**BK 311 PG 606
W.E. DAVIS CH. CLK.

This Deed of Conveyance is this day made by the undersigned KIM H. KREUNEN, hereinafter referred to as the GRANTOR, and GEOFFREY ADAMS CRANE AND WIFE, ROBIN LEIGH CRANE, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, KIM H. KREUNEN, the GRANTOR does hereby and by these presents sell, convey, and warrant unto GEOFFREY ADAMS CRANE and wife, ROBIN LEIGH CRANE, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 76, Section "F", Pinehurst Subdivision, situated in Section 10, Township 2 South, Range 7 West, DeSoto County, Mississippi as per plat recorded in Plat Book 47, Page 22, in the Chancery Clerk's Office, DeSoto County, Mississippi.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and subject to the restrictive covenants, building restrictions and covenants of record as found with the recorded plat of said subdivision at Plat Book 47, Page 22, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 1997 shall be prorated as of the date of this deed and taxes and assessments for the year 1998 shall be the sole responsibility of the GRANTEES, and all

subsequent years are hereby excepted from the foregoing covenant of warranty.

The Grantor warrants that the property being conveyed herein is not part of parcel of his homestead.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 24th- day of January, 1997.


KIM H. KREUNEN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 24th day of January, 1997, within my jurisdiction, the within named KIM H. KREUNEN, who acknowledged that he executed the above and foregoing instrument.


NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999

(SEAL)

GRANTORS' ADDRESS:

P. O. Box 38

Olive Branch, MS 38654

RES. TEL.: N/A

BUS. TEL.: 601/371-1391

GRANTEES' ADDRESS:

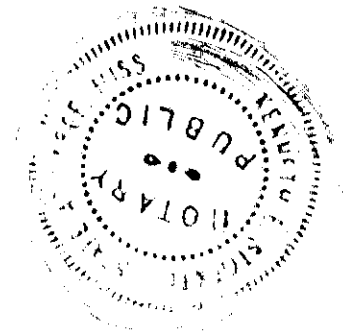
4426 Nichols

Olive Branch, MS 38654

RES. TEL.: 601/342-6271

BUS. TEL.: N/A

Prepared by: KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
601-429-3469



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